

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAR 8 3 05 PM '74
DONNIE S. TALKER, CLERK
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, T. J. Benston, am

(hereinafter referred to as Mortgagor) well and truly indebted unto

Bankers Trust of South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventy Thousand and No/100-----

-----Dollars (\$ 70,000.00) due and payable
Seven Hundred Ten and No/100 (\$710.00) Dollars on the 8th day of March, 1974, and
Seven Hundred Ten and No/100 (\$710.00) Dollars on the 8th day of each and every
succeeding month thereafter until paid in full, payments to be applied first to interest and
then to the remaining principal balance due from month to month
with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, near the northwest corporate limits of the City of Greenville, on the western side of Riverside Road, also known as the Old Bleachery Road, and having, according to a plat of the property of T. J. Benston prepared by Dalton & Neves, November 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Riverside Road opposite the entrance of Edwards Street into Riverside Road, and running thence along the western side of Riverside Road, N. 59-26 W. 98 feet to an iron pin; thence continuing with the western side of said road, N. 61-45 W. 300 feet to an iron pin; thence continuing with the western side of said road, N. 43-45 W. 400.5 feet to an iron pin at the point of intersection of Riverside Road with McBeth Street as extended across Riverside Road; thence with McBeth Street, S. 48 W. 328 feet to an iron pin on the eastern edge of the right-of-way of the Southern and G & N. Railway; thence along the eastern edge of said right-of-way, S. 45-30 E. 525 feet to an iron pin; thence continuing with the eastern edge of said right-of-way, S. 33-09 E. 352 feet to an iron pin; thence N. 37-06 E. 509 feet to an iron pin on the western side of Riverside Road, the beginning corner; being the same conveyed to me by two deeds as follows: a deed from John W. Gantt dated August 13, 1945, and recorded in the R. M. C. Office for Greenville County in Vol. 279, page 53, and a deed from George Ross dated August 13, 1945 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 279, at page 52.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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